BLOCK 1 LOT 12
IN OR 2646/158
NASSAU PLANTATIONS UNR

SMITH MICHAEL ANTHONY & ROQUEZA MARIE BALARIAS
54335 HERON ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

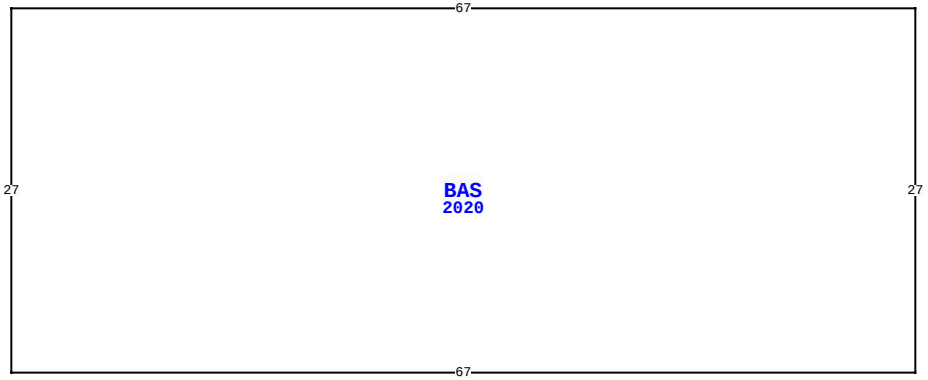
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	151,855
TOTALS	1,809		1,809	151,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,809	159.9000	119.92	216,935	1997	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2024 Heated Area: 1809 HX Base Yr 2024



54335 HERON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,854
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		189,654
SOH/AGL Deduction		0
ASSESSED VALUE		189,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,654
TOTAL JUST VALUE		189,654
NCON VALUE		48,356
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,285

MISC ASPHLT DRVWY + SHED = NV: 10/23KW
EYB ADJSTF FOR NEWER ROOF + REMODELING
_RP: 12860368 & 1280369
DW/MH ID: 9D630108J(A/B) __ TITLE: 71479258 & 7147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005001	CO ISSUED	0	11/09/2020
20005482	MH MOVE-ON	0	06/24/2020
20004833	DEMOLITION	1,000	06/04/2020
6844	ADDITION	6,000	11/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/158	5/31/2023	WD	Q	I	01	249,000
GRANTOR: PDJ LLC						
GRANTEE: SMITH MICHAEL ANTHO						
2463/0829	4/12/2021	QC	U	I	11	100
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: PDJ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W67 S27 E67 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	1997		80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS